

OFFICE CONDOS FOR SALE



NEWMARK

MOUNTAIN WEST

BRAXTON WILLIE, CCIM
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PROPERTY DETAILS

1270 & 1310 W. 233 N., Centerville, Utah 84014

Individual office condos available for purchase | starting at \$320,000.00

East Building (1270 W.)

1,321–6,780 SF Available for Purchase

West Building (1310 W.)

1,604 SF Available for Purchase

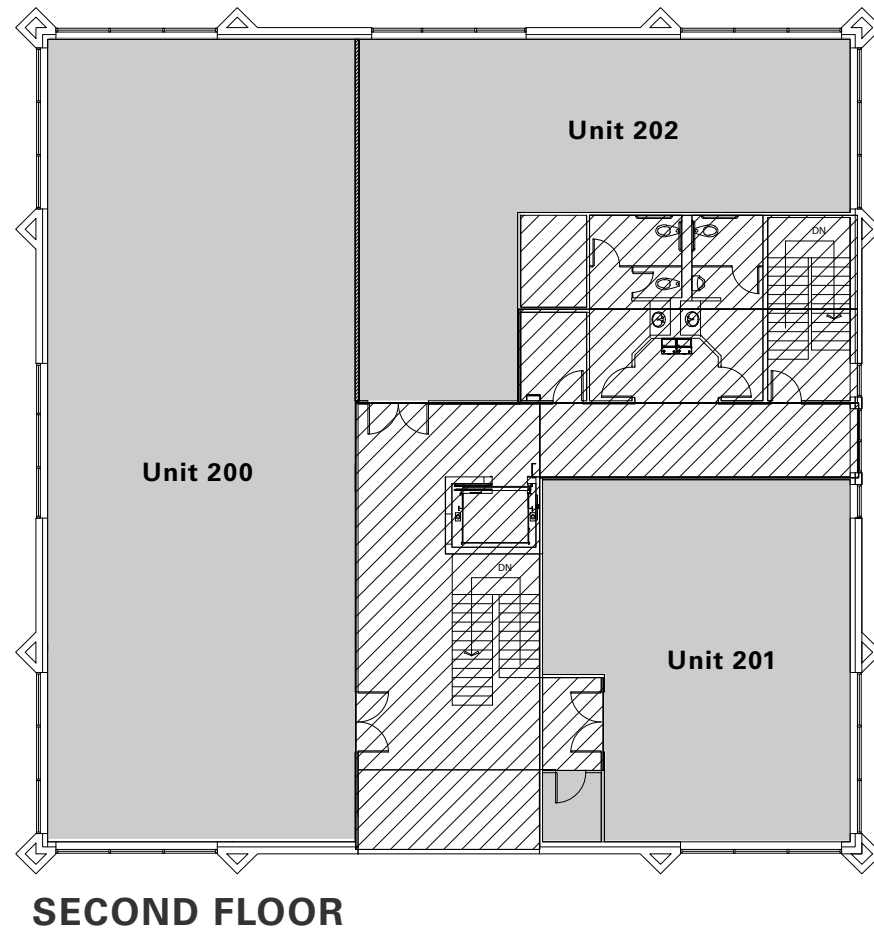
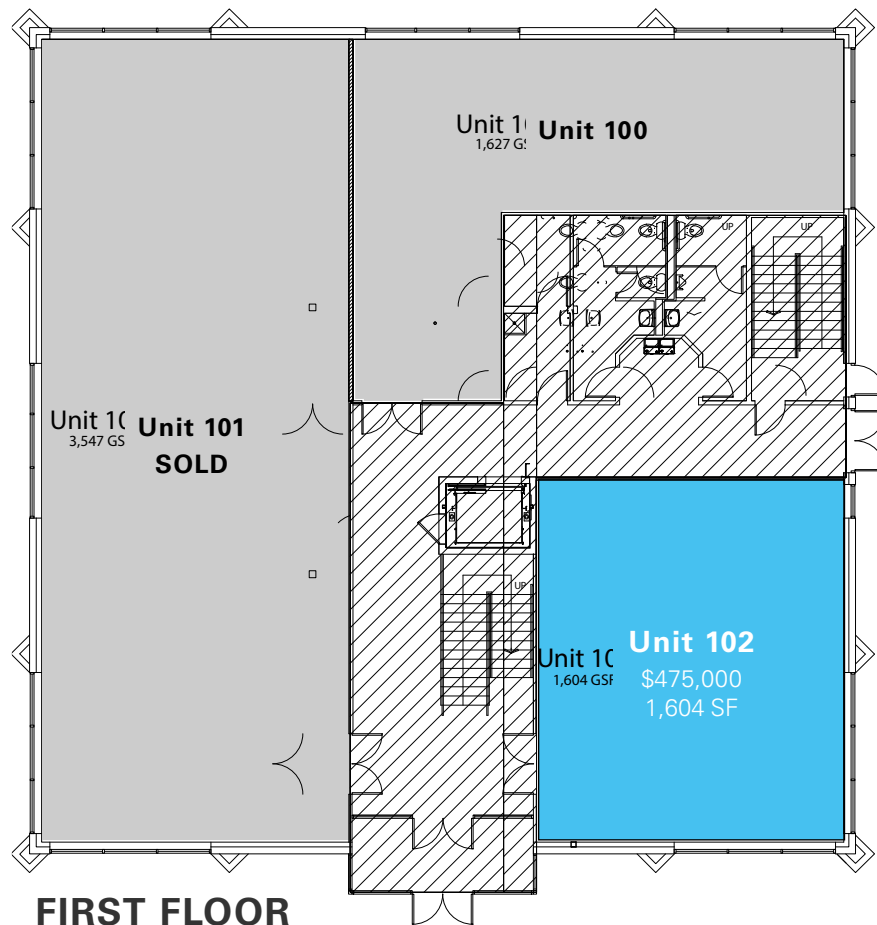
- Great visibility and easy access to I-15 and Legacy Parkway
- Constructed in 2014 (1310 West) and 2000 (1270 West)
- Nearby Megaplex Theatres, retail, banks and restaurants

SURROUNDING AMENITIES



**FULL SERVICE
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 1410 S University Park Blvd, Ste 120
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 Office 801.578.5580
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WEST BUILDING (1310 W.)



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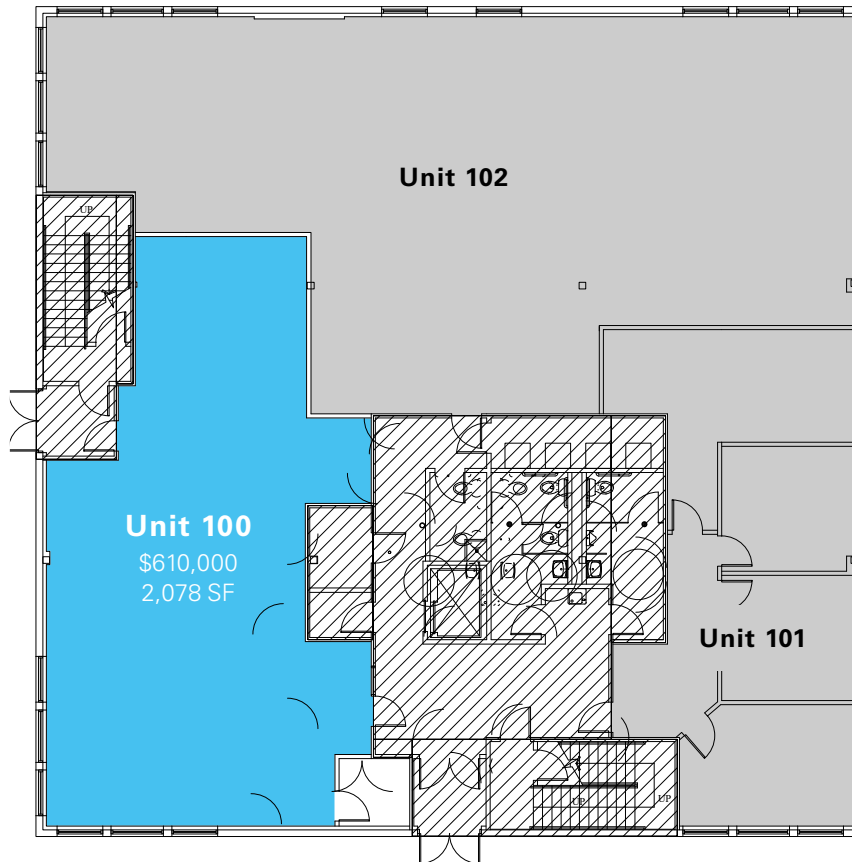
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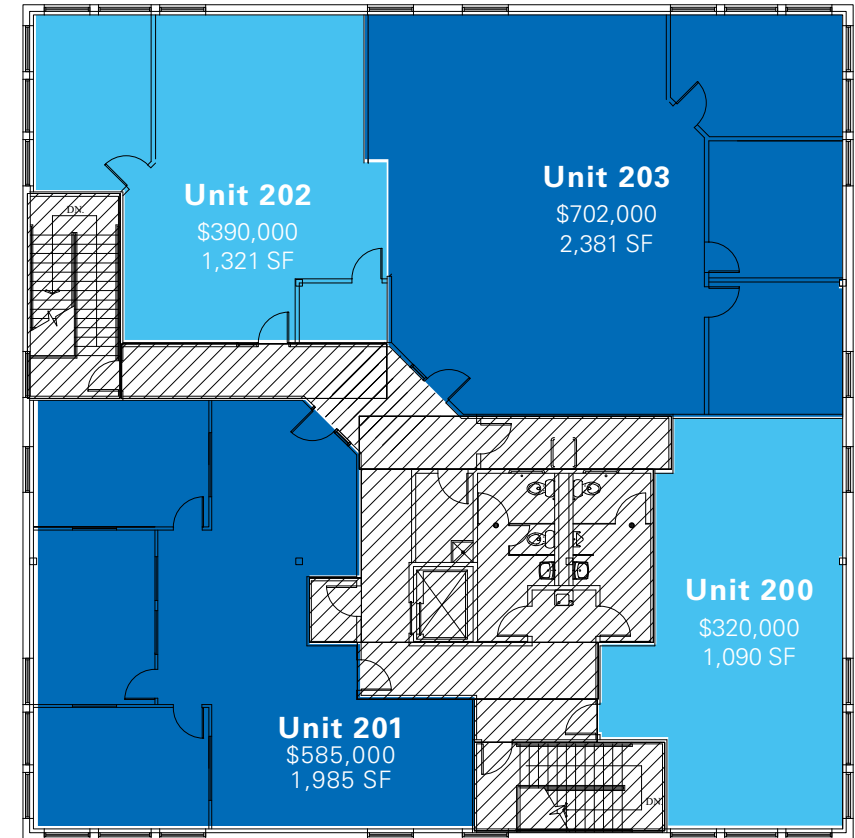
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EAST BUILDING (1270 W.)

AS BUILT FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

1,090–6,780 SF AVAILABLE



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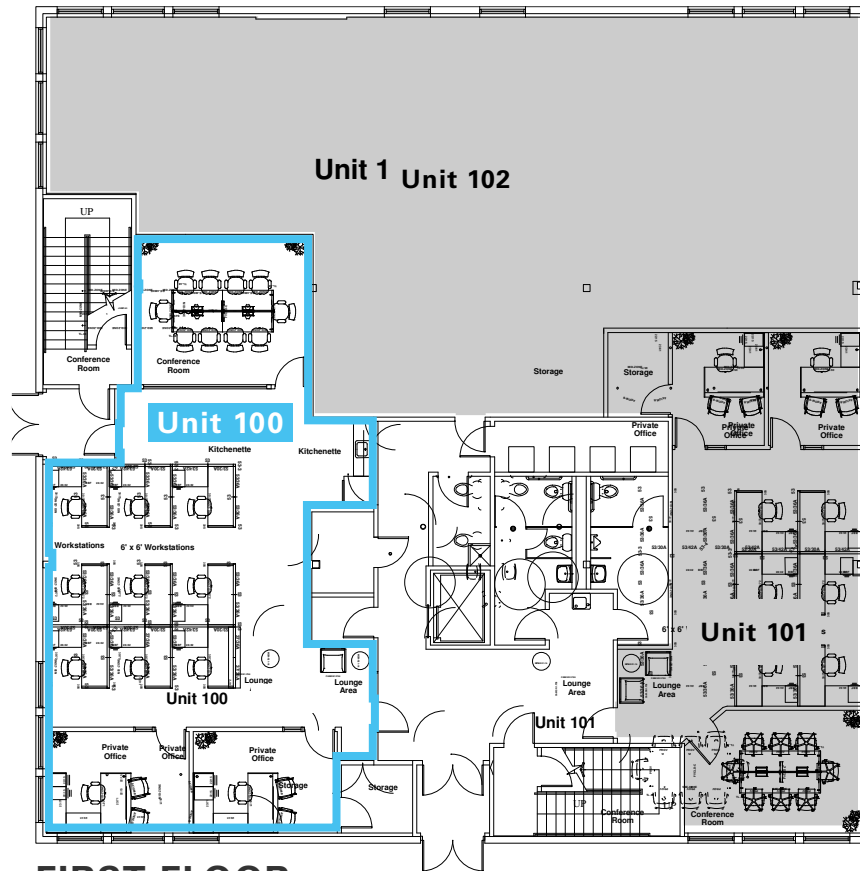
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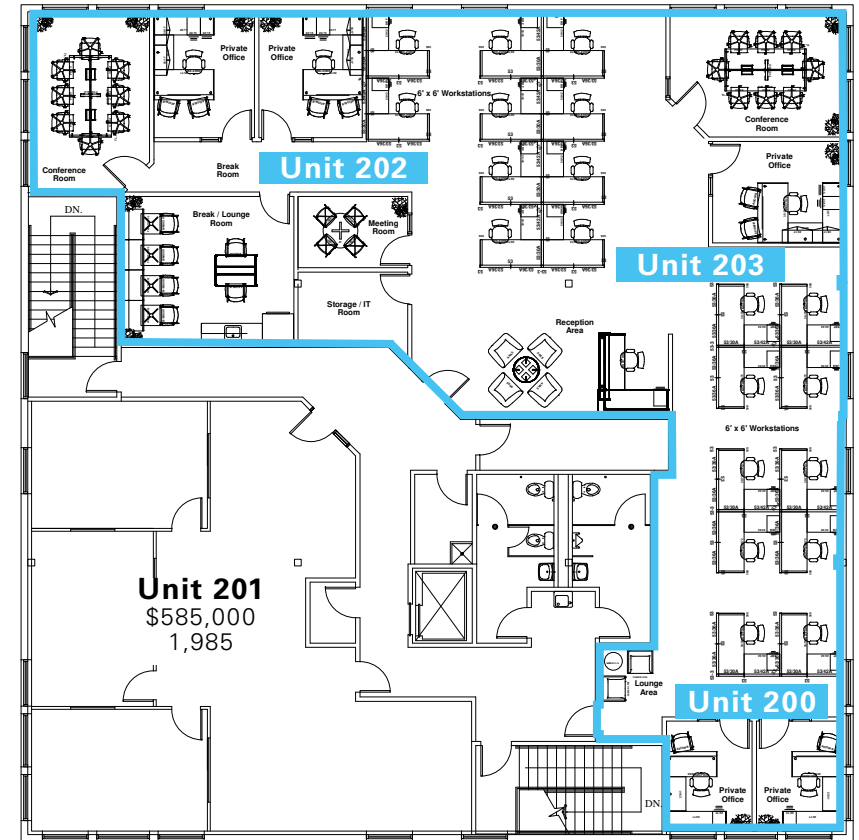
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EAST BUILDING (1270 W.)

CONCEPTUAL PLAN



FIRST FLOOR



SECOND FLOOR

Units 200, 202, 203

Total: 4,792 SF

Price: \$1,412,000



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SBA 504 LOAN VS. CONVENTIONAL LOAN

	SBA 504 Loan	Conventional Loan
Down Payment	As Low as 10%	Typically 20%-30%
Loan Structure	50% Bank Loan + 40% SBA Debenture + 10% Borrower Equity	100% From the Bank/Lender
Interest Rates	SBA Portion Fixed, Competitive Long-Term Rates	Fixed or Variable, Market-Driven
Amortization	Up to 25 Years, Fully Amortized	Usually 15-25 Years, May Include Balloon Payments
Which is Right For You?	Best for Business Owners Seeking to Minimize Cash Outlay and Lock in Long-Term Fixed Rates	Best for Buyers Needing Flexibility and a Faster, Simpler Process

Space planning and bids provided by Dutson Builders at no cost



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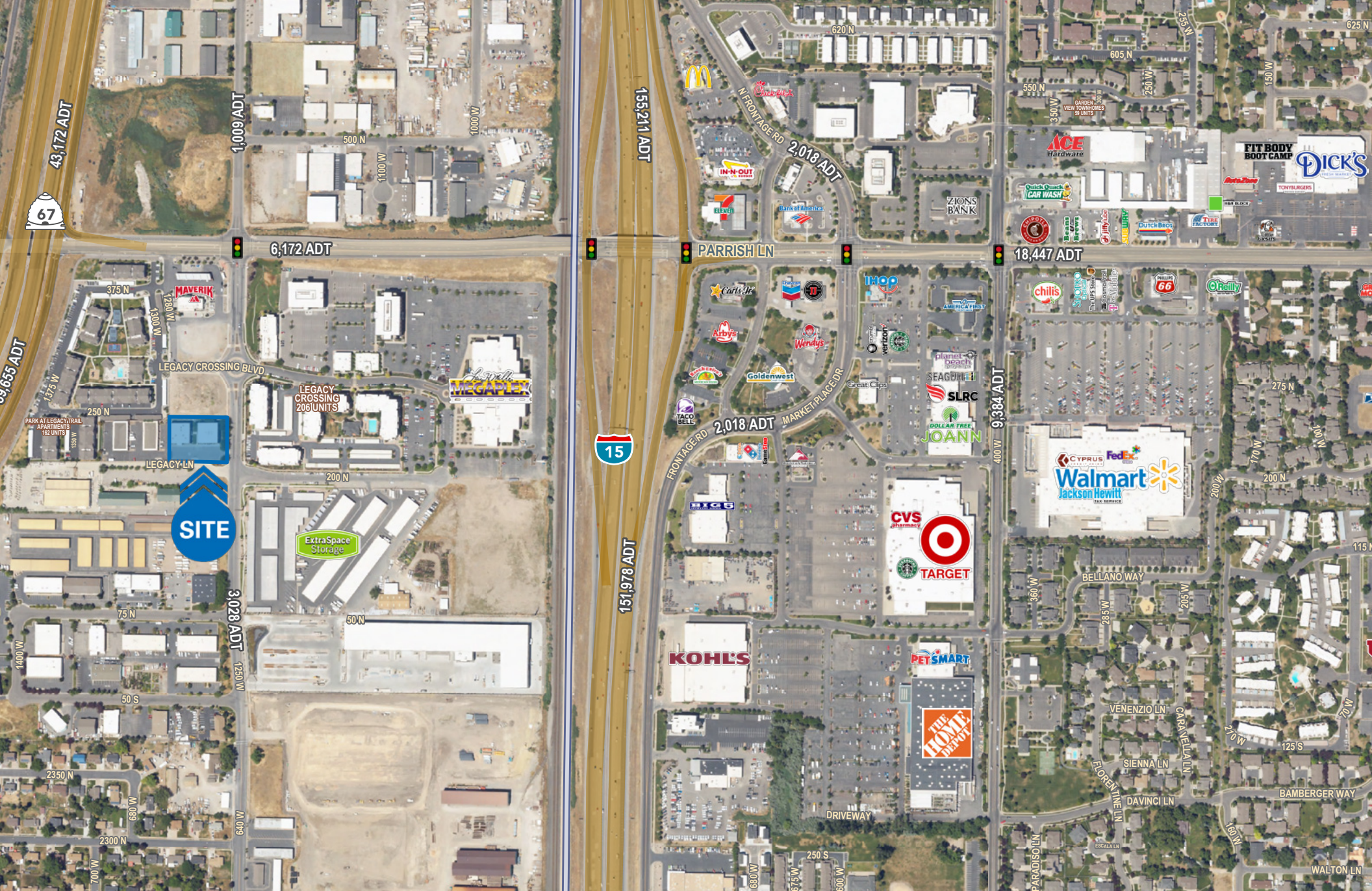
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